

A regular meeting of the **PLANNING COMMISSION** for October 2021 was held tonight via web-conference, Chairman Thomas Cross presiding. Members present were Thom Cross, Carl Freedman, Mike Hayes, Rhonda Isser and Bill Winneberger. Staff present via web-conference were: Henry Sekawungu, Director of Planning and Zoning; Robert Habgood, Assistant, to the Director of Planning and Zoning; Roger Phillips, Interim Township Engineer; and Aaron Holly, Montgomery County Planning Commission (MCPC).

Mr. Cross called the meeting to order at 7:30 p.m. A quorum was present.

1. Mr. Winneberger motioned to recommend approval of the September 27, 2021 minutes. Ms. Isser seconded, and the motion passed unanimously.
2. CTDA #21-05 – Minor Subdivision Plan for 8245 Forest Avenue, Elkins Park, PA 19027, Lot Line Adjustment to transfer 1,458 square feet from the adjacent property at 540 Manor Road to 8245 Forest Avenue.

Mr. Bronzeill and Ms. Rogers were present and provided background on the proposed lot line adjustment. The properties have a stream that run between them and the neighbor and owner of 540 Manor Road had agreed to the lot line adjustment so that the stream would be on the Forest Avenue side, allowing the new sole owners access for stream stabilization.

Mr. Holly (MCPC) reviewed his letter and said there appeared to be minor issues regarding the Subdivision Plan that could be taken care of by requesting waivers.

Mr. Phillips, countered and advised that based on their review and per Section 290-20.A.(2), Minor Plan Submittal Requirements and Review Procedure, the applicant did not have to request any waivers for the proposed lot line adjustment. Additionally the zoning table had also been included on their plan in addition to zoning relief from the Zoning Hearing Board.

Mr. Sekawungu advised that staff would get together with Mr. Holly and Mr. Phillips to ensure that all the issues had been identified and resolved ahead of the Public Works Committee meeting.

Ms. Isser made a motion to recommend approval. Mr. Winneberger seconded, and the motion passed unanimously.

3. Review of Zoning Hearing Board Agenda for November 8, 2021.

- A. Appeal #21-3684, Highland Yorktown Associates for 115 Yorktown Plaza.

Mr. Habgood provided background on the proposed Zoning Relief, for a variance for a Personal Care use to be within 750' of another Personal Care use.

Bernadette Kearney, Esq., was present for the applicant and provided additional background on the proposed Personal Care use, which would provide body waxing, facials, makeup, eyebrow shading and tinting, and eyelash extensions. Ms. Kearney advised that there were currently two existing Personal Care uses in Yorktown Plaza, one being a hair salon, and the other a nail salon. Ms. Kearney stated that the new use would be complementary to the existing Personal Care uses since the services being proposed were different from each other.

Discussion ensued with respect to whether any fumes from the use may interfere with the adjoining uses like Rita's Water Ice or Skate the Foundry and the requirement for having the distance separation between these types of uses. It was determined that the proposed use would not generate any kind of fumes.

Mr. Winneberger made a motion to recommend approval. Ms. Isser seconded, and the motion passed unanimously.

4. Old Business – None.
5. New Business
  - A. Mr. Holly updated the Planning Commission on the current status of the Comprehensive Master Plan Review and that the community survey was completed with a total response of 1,112 people, which was commendable of Cheltenham Township. He also stated that a public workshop on the Proposed Comprehensive Plan would be forthcoming at the beginning of 2022.
  - B. Ms. Isser reminded the Committee of the upcoming budget meeting on Thursday, October 28, 2021 at 6:30 p.m. via zoom webconference.
6. Adjournment- Mr. Cross motioned to adjourn the meeting, seconded by Ms. Isser, and the meeting adjourned at 7:56 p.m.



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Robert Zienkowski  
Township Manager

Submitted by Robert J. Habgood